



Handsome detached villa on elevated site

Sea views in popular coastal village



8 School Wynd

East Wemyss, FIFE, KY1 4RN



Scan Here!



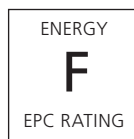
3 BED



1 BATH



PRIVATE
GARDEN



ENERGY

F

EPC RATING

EAST WEMYSS, FIFE, KY1 4RN



East Wemyss Shore | Views From Bedrooms

Fabulous opportunity to acquire a home with views across the Firth of the Forth to Bass Rock, Edinburgh and the Lothian's. East Wemyss is a very popular village situated on the South coast of Fife between Kirkcaldy and Leven.

Whilst 8 School Wynd is situated on an elevated position, it is close to the Fife Coastal Path opposite the boat jetty (see www.fifecoastalpath.co.uk) in the peaceful coastal/rural village of East Wemyss, it is only 40 minutes from both Edinburgh and St Andrews with good public transport links to both. Daily mainline (10min) railway connections between Kirkcaldy & Edinburgh in addition to the A92 dual carriageway to both and Dunfermline and surrounding area make it ideal for city shopping and employment.

East Wemyss is also ideally situated for golfing, cycling & non lead dog walking, only minutes walk away from the famous Wemyss caves as visited by the Time Team (see www.wemysscaves.co.uk) and opposite the boat slip way.

Also within walking distance, local amenities within the village include a selection of convenience stores, primary school, Post Office, library and bowling club. Gym and swimming leisure facilities are 5 minutes drive away in both Kirkcaldy & Leven.





8 SCHOOL WYND



Part Exchange available. An excellent opportunity has arisen to acquire this handsome detached villa brimming with original features, this lovely property will appeal to the buyers aspiring to rather unique family home. The property is arranged over two levels and is situated in this highly desired East Fife coastal village and is only minutes to the coastal walks. Viewing is highly recommended to appreciate this unique property in a stunning location.

Internally the accommodation is in good decorative order with some remedial works having been carried out recently. Entrance to the property is through a UPVC door into the reception hall. The spacious lounge faces the sea from this elevated position and is open plan to the dining room. The kitchen is fitted with modern units, oven, hob and hood. The ground floor also includes a large sea view bedroom with a Jack and Jill bathroom to the hall.

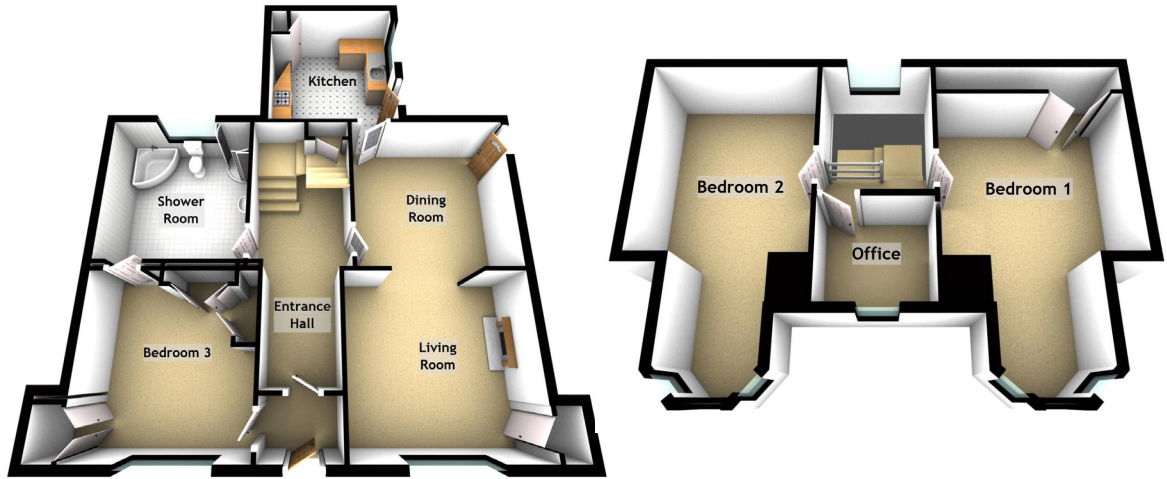
First floor accommodation is accessed via a staircase to the landing which provides access to two more double bedrooms and a third nursery room or home study.

There are private garden grounds to front and rear in need of some tlc.





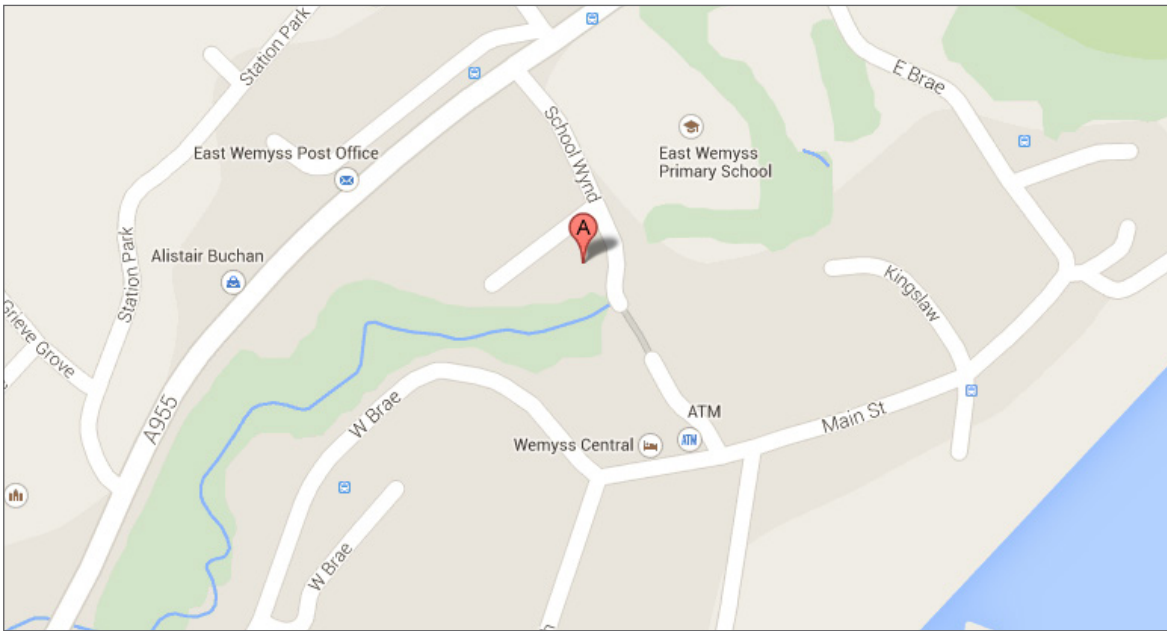
Bedrooms & Bathroom



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Kitchen	3.50m (11'6") x 3.40m (11'2")	Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Dining Room	3.60m (11'10") x 3.60m (11'10")	Bedroom 2	6.13m (20'1") x 3.30m (10'10")
Living Room	3.60m (11'10") x 4.01m (12'08")	Bedroom 3	3.70m (12'2") x 3.60m (11'10")
Office	2.80m (9'2") x 1.80m (5'11")	Shower Room	3.60m (11'10") x 3.35m (11')





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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